

173.0

0003

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 602,300 /

USE VALUE: 602,300 /

ASSESSed: 602,300 /

Total Card /

Total Parcel

602,300

602,300

602,300

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No

Alt No

Direction/Street/City

8

LORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GRAY SARAH NYSSA

Owner 2: PERRON THOMAS SCOTT

Owner 3:

Street 1: 8 LORNE ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02476

Type:

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

101

4050.000

223,200

379,100

602,300

Total Card

0.093

223,200

379,100

602,300

Total Parcel

0.093

223,200

379,100

602,300

Source: Market Adj Cost

Total Value per SQ unit /Card: 348.55

/Parcel: 348.55

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID

173.0-0003-0010.0

PREVIOUS ASSESSMENT

PRINT

Date

Time

12/30/21

17:01:07

LAST REV

Date

Time

11/10/21

11:01:19

mmcmakin

13422

115020

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

13422!

115020

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Aluminum Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bd rms.

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Census:

Flood Haz:

D

s

t

Topo

7

Steep

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

ACTIVITY INFORMATION

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

MCCUE DANIEL,

78626-575

1

9/3/2021

645,000

No

No

WANG LINTAO,

57145-47

7/15/2011

368,000

No

No

GUAGENTY ANDREW

40277-47

8/1/2003

352,000

No

No

KARAMANIAN LAUR

38613-449

4/1/2003

Family

1

No

No

KOHL JOHN

31192-21

3/6/2000

265,000

No

No

SZENTGYORGYI AN

23936-292

11/22/1993

178,000

No

No

Y

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

4/1/2015

276

Redo Bat

10,000

4/1/2015

Renovate existing

3/28/1995

126

Manual

3,200

ROOF

Date

Result

By

Name

11/10/2021

SQ Mailed

MM

Mary M

5/26/2015

Permit Insp

PC

PHIL C

7/2/2012

External Ins

BR

B Rossignol

10/15/2011

MLS

EMK

Ellen K

10/31/2008

Meas/Inspect

345

PATRIOT

1/31/2004

MLS

HC

Helen Chinal

6/12/2000

MLS

MM

Mary M

12/21/1999

Mailer Sent

12/14/1999

Measured

263

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

4050

Sq. Ft.

Site

0

70.

1.34

6

379,051

379,100

Total AC/HA: 0.09298

Total SF/SM: 4050

Parcel LUC: 101

One Family

Prime NB Desc

ARLINGTON

Total:

379,051

Spl Credit

Total:

379,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

